073.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,600 / 742,600
					USE VALUE:	742,600 / 742,600
					ASSESSED:	742,600 / 742,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IRVING JOAN T/TRUSTEE	
Owner 2:	101 RIDGE ST REALTY TRUST	
Owner 3:		
Street 1:	101 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	IRVING JOAN T -
Owner 2:	-
Street 1:	101 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Exterior and 1649 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7859.000	281,800	1,800	459,000	742,600
Total Card	0.180	281,800	1,800	459,000	742,600
Total Parcel	0.180	281,800	1,800	459,000	742,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.39 | /Parcel: 450.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46104

GIS Ref

GIS Ref

Insp Date 10/09/18

!6134!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,800	1800	7,859.	459,000	742,600		Year end	12/23/2021
2021	101	FV	281,800	1800	7,859.	459,000	742,600		Year End Roll	12/10/2020
2020	101	FV	281,800	1800	7,859.	459,000	742,600	742,600	Year End Roll	12/18/2019
2019	101	FV	231,500	1900	7,859.	426,300	659,700	659,700	Year End Roll	1/3/2019
2018	101	FV	231,500	1900	7,859.	426,300	659,700	659,700	Year End Roll	12/20/2017
2017	101	FV	231,500	1900	7,859.	373,800	607,200	607,200	Year End Roll	1/3/2017
2016	101	FV	231,500	1900	7,859.	341,000	574,400	574,400	Year End	1/4/2016
2015	101	FV	209,400	1900	7,859.	301,700	513,000	513,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:22:40

LAST REV

Date	Time
12/01/21	08:53:04
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IRVING JOAN T,	57116-25		7/8/2011	Convenience	1	No	No		
	12356-432		12/29/1972		42,000	No	No		N

USER DEFINED

Prior Id # 1:	46104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	345	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7859		Sq. Ft.	Site		0	70.	0.83	12									459,039						459,000	

Total AC/HA:	0.18042	Total SF/SM:	7859	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,039	Spl Credit		Total:	459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	95079
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346138
Depreciation:	64382
Depreciated Total:	281756

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

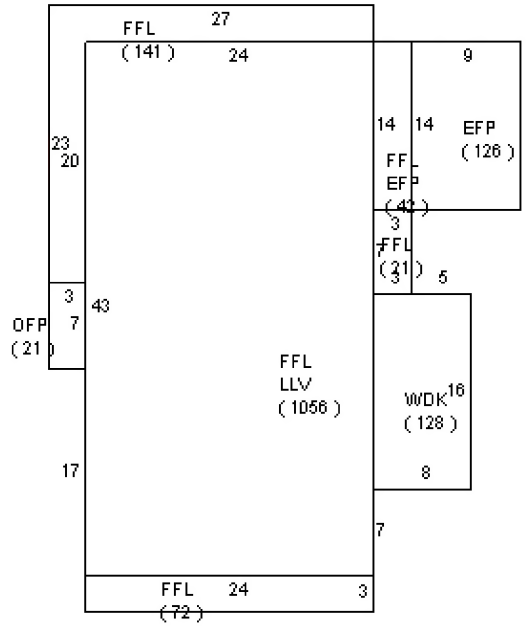
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.94
Special Features:	0	Val/Su Net:	104.18
Final Total:	281800	Val/Su SzAd	211.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,332	126.940	169,087
LLV	Lower Level	1,056	68.260	72,086
EFP	Enclos Porch	168	42.990	7,222
WDK	Deck	128	13.670	1,750
OFP	Open Porch	21	43.550	915

Net Sketched Area:	2,705	Total:	251,060
Size Ad	1332	Gross Area	2705	FinArea	1649
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	30		

MOBILE HOME

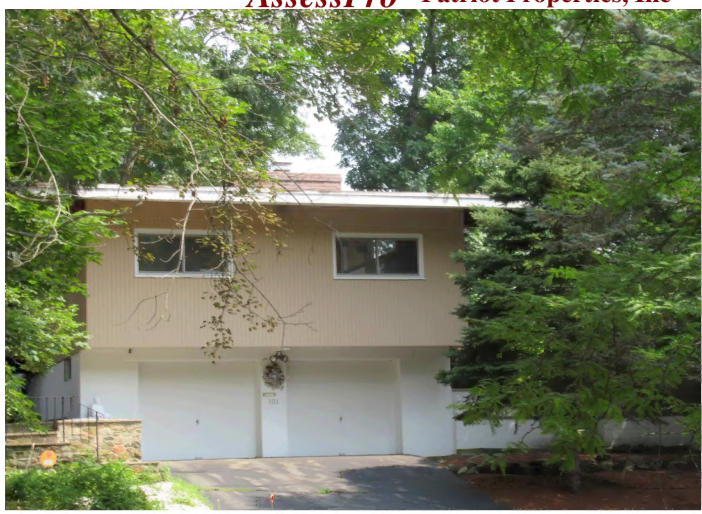
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X13	A	AV	1995	10.81	T	19.2	101			1,800			1,800
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800

IMAGE

AssessPro Patriot Properties, Inc